



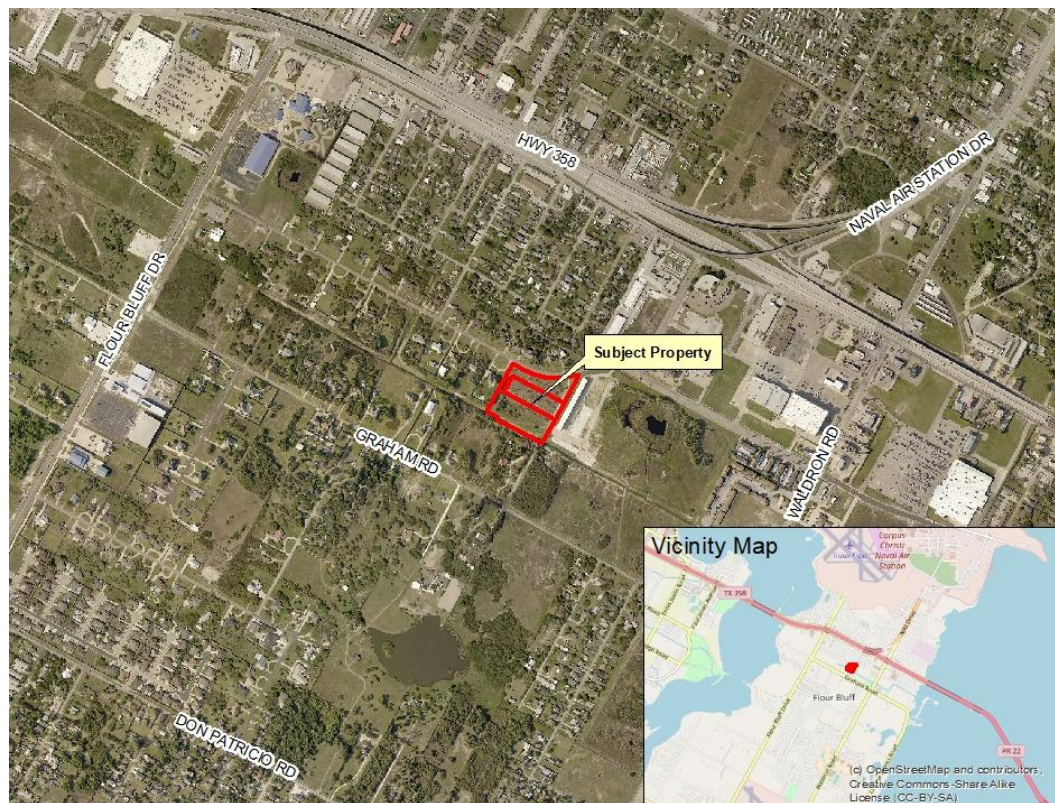
# **Zoning Case #1018-04 MVR Construction Company**

## **Rezoning for a Property at 10001 and 10009 Compton Road**

Planning Commission Presentation  
October 31, 2018



# Aerial Overview





# Subject Property at 10001 and 10009 Compton Road

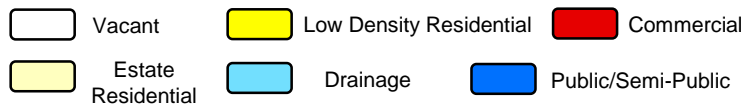
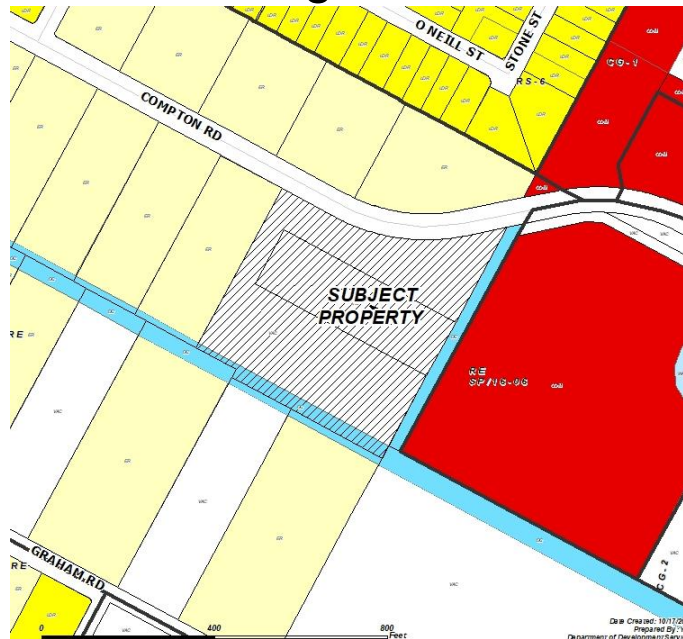




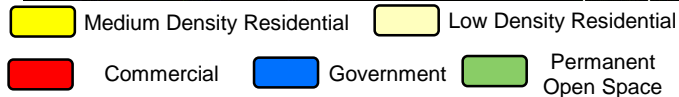
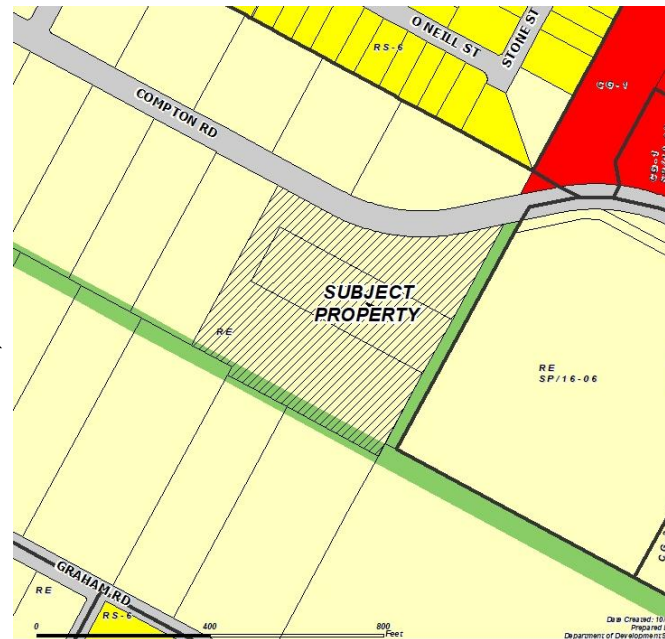


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, South on Compton Road





# Compton Road, East of Subject Property







# Compton Road, North of Subject Property





# Compton Road, West of Subject Property







# Public Notification

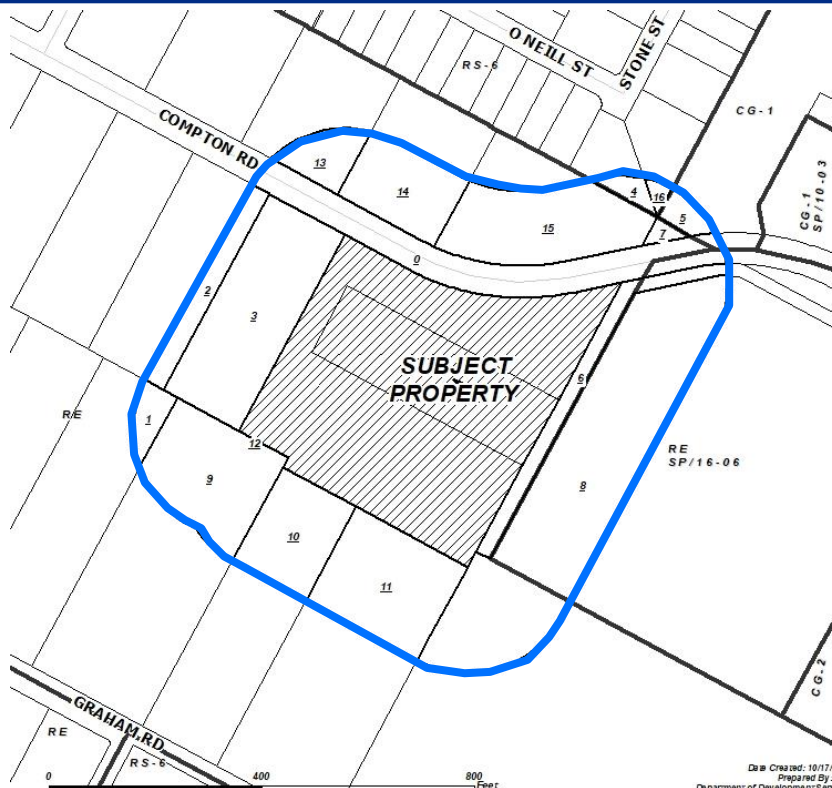
18 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

Opposed: 0 (0.00%)

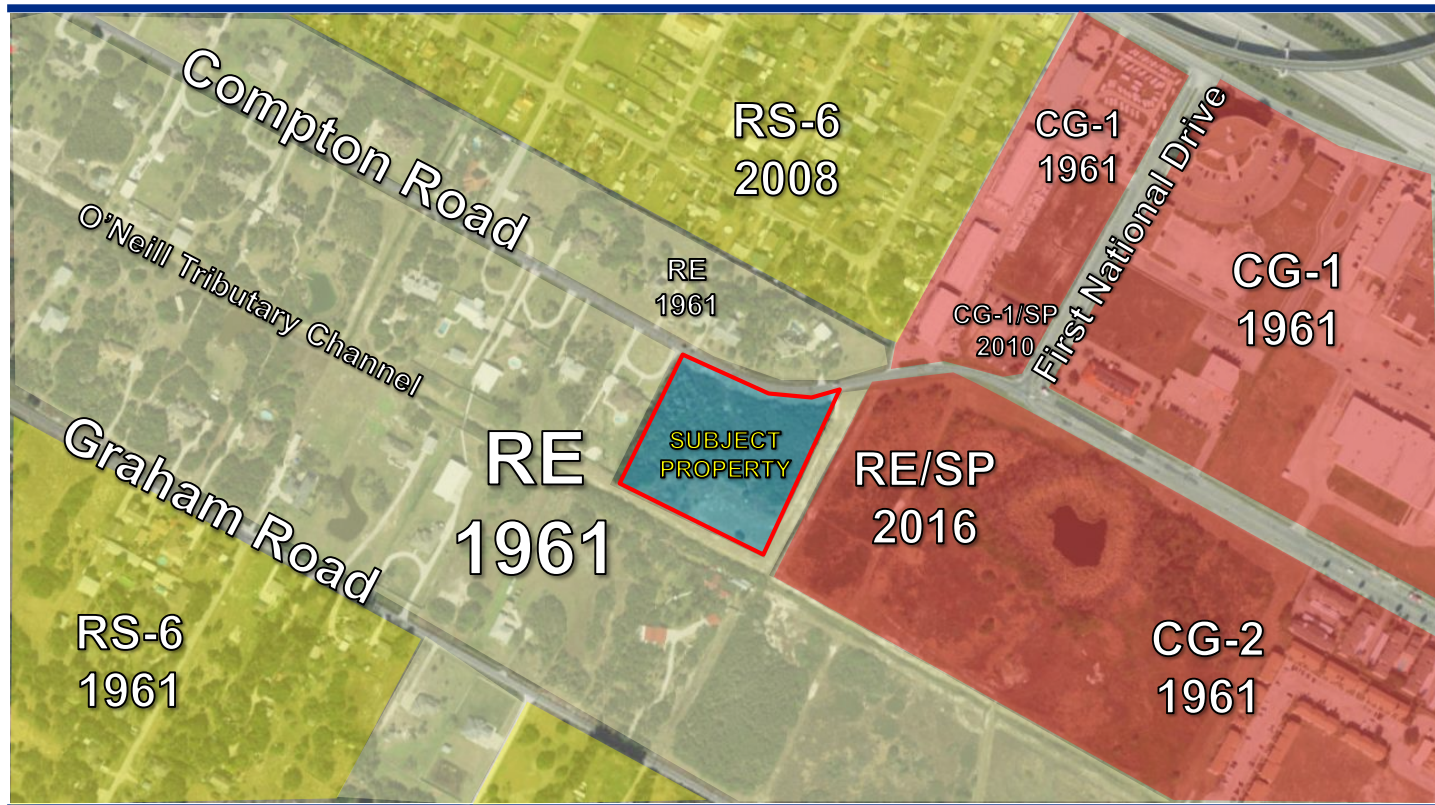


In Favor: 0





# Zoning Pattern





# UDC Requirements



Buffer Yards: RS-15 to RE  
N/A

Setbacks: Street: 25 feet  
Side/Rear: 5 feet

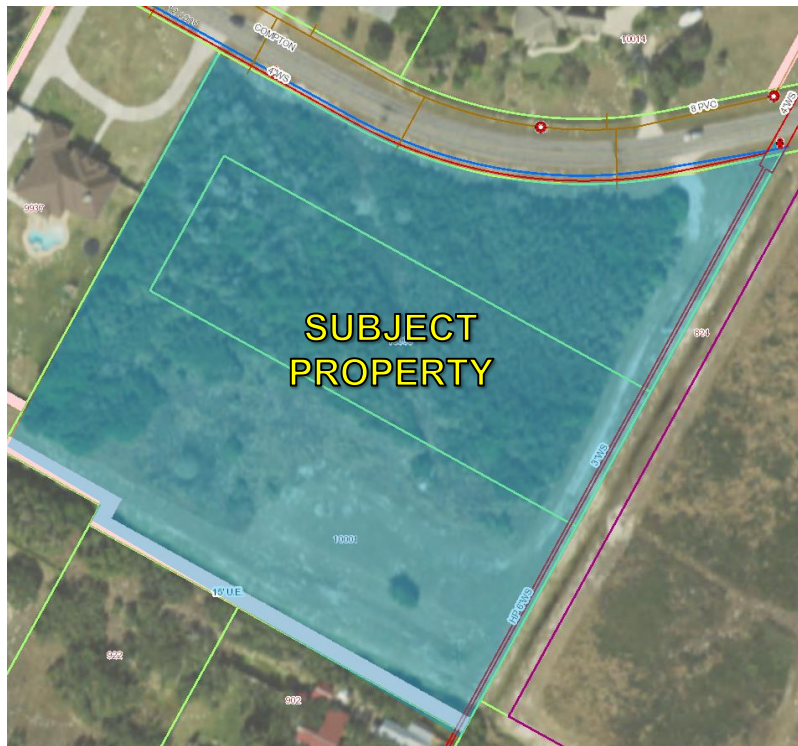
Parking: 2 per dwelling unit

Uses Allowed: Single-Family  
Homes, Home Occupations,  
Group Homes.





# Utilities



- **Water:** 12-inch C900 Line
- **Wastewater:**  
8-inch PVC Line
- **Gas:** 3-inch Service Line
- **Storm Water:**  
O'Neill Tributary Channel  
has a drainage right-of-way  
width of approximately 150  
feet and a depth of 9.40 feet





# Staff Recommendation

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**Approval** of the  
“RS-15” Single-Family 15 District